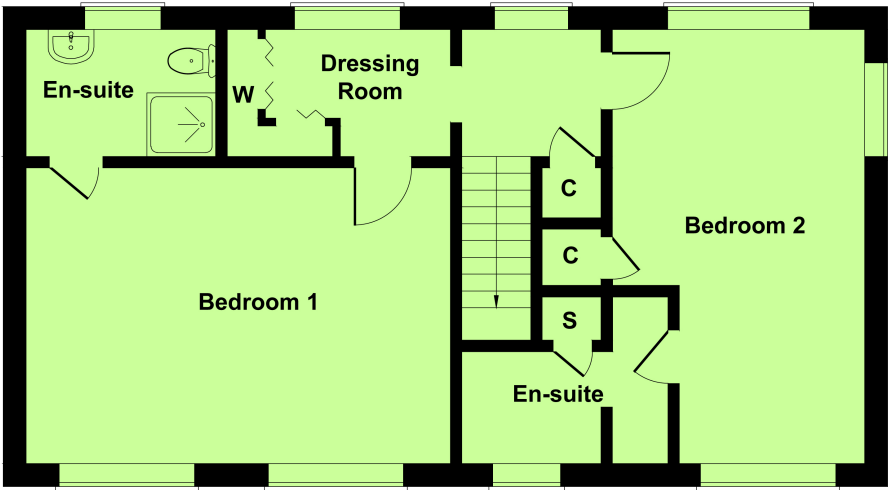


57 Borley Road
Creekmoor
Poole BH17 7DT

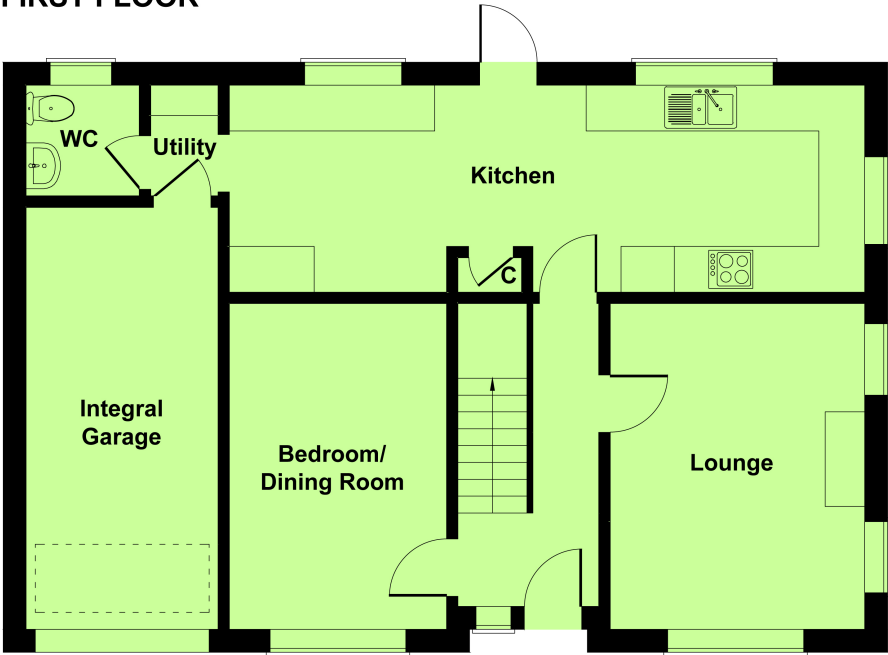
Price **£375,000** Freehold



A THREE BEDROOM, TWO BATHROOM DETACHED FAMILY HOME BENEFITTING FROM A SIZEABLE REAR GARDEN. IN NEED OF GENERAL UPDATING THROUGHOUT AND SITUATED IN A QUIET AND CONVENIENT LOCATION.



FIRST FLOOR



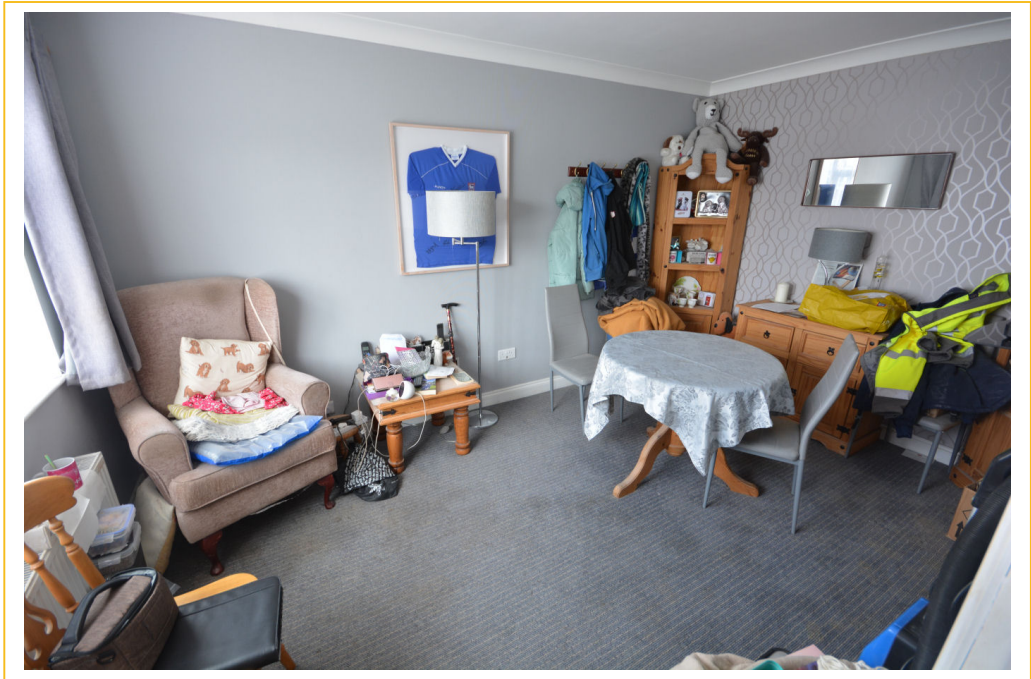
GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



- * ENTRANCE HALLWAY 13' 4" X 5' 9" (4.08m x 1.79m)**
- * SITTING ROOM 13' 9" X 11' 2" (4.23m x 3.41m)**
- * KITCHEN 26' 7" X 9' 2" MAXIMUM (8.13m x 2.81m)**
- * UTILITY AREA 7' 5" X 3' 4" (2.28m x 1.03m)**
- * SHOWER ROOM 7' 5" MAXIMUM X 4' 9" (2.28m x 1.49m)**
- * BEDROOM THREE/DINING ROOM 13' 9" X 9' 1" (4.23m x 2.77m)**
- * STAIRS RISING TO FIRST FLOOR**
- * BEDROOM ONE 18' 1" X 12' 6" (5.51m x 3.84m)**
- * EN SUITE WET ROOM 7' 9" X 5' 9" (2.41m x 1.79m)**
- * BEDROOM TWO 18' 6" X 11' 2" (5.66m x 3.4m)**
- * EN SUITE 8' 9" X 5' 9" (2.71m x 1.79m)**
- * DRIVEWAY PARKING**
- * SINGLE GARAGE**
- * SIZEABLE REAR GARDEN**
- * MAJORITY DOUBLE GLAZED**
- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The double glazed frosted front door with matching side screen gives access into the entrance hallway which has stairs rising to the first floor, tiled flooring and understairs storage cupboard. The light and airy sitting room has window to front aspect, two frosted windows to side, TV point and central fireplace with inset fire. The kitchen has two windows and frosted door to rear, further window to side, range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, tiled flooring, one and a quarter single sink with drainer and mixer tap, breakfast bar eating area, space for fridge and freezer and integrated appliances to include oven, grill, four ring gas hob and extractor fan over. Off the kitchen is the utility area which has wall mounted units, part tiled walls, towel ladder radiator, space and plumbing for washing machine, timber door leading through to the garage and access into the ground floor shower room which has frosted window to rear aspect, fully tiled walls and flooring, towel ladder radiator, shower cubicle with shower, low level flush WC and pedestal wash hand basin with hot and cold tap. To complete the accommodation on the ground floor is bedroom three, currently being used as a dining room, which has window to front aspect.

The first floor landing has window to rear aspect and storage cupboard with slatted shelving. Bedroom one has window to rear aspect, two further windows to front, range of fitted wardrobes and drawers and access into the en suite wet room which has frosted window to rear aspect, fully tiled walls, low level flush WC, pedestal wash hand basin with mixer tap and 'Mira' shower. Bedroom two, which currently needs full refurbishment, has window to rear aspect, frosted window to side, further window to front, walk in storage cupboard and access into the en suite which has frosted window to front aspect and timber door giving access to the loft. Agents note: the en suite has plumbing but there is currently no suite.

To the front of the property is a small area laid to shingle and an in and out driveway providing off road parking for a number of vehicles in turn leading to the single garage which has up and over door, light, power and access into the utility area. The main feature to this property is the sizeable and secluded rear garden which has patio running adjacent in turn leading to the remainder, all of which are bound by timber fence and mature shrub borders. Further area to the rear being laid to shingle. Access down the side in turn leads to the front.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the first exit along Broadstone Way. Take the first turning right into Beechbank Avenue and at the second roundabout turn left into Creekmoor Lane. Borley Road is the fifth turning on the right hand side.

COUNCIL TAX: Band D BCP (Poole) Council.

ENERGY EFFICIENCY RATING: Band D

VIEWING: Strictly by appointment through **HILLIER WILSON**.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R1980